

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	95.73 %	93.18 %	10	95.51 %	51	55	
% of Funds Disbursed	84.35 %	84.60 %	14	87.58 %	30	28	
Leveraging Ratio for Rental Activities	4.23	3.19	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	99.14 %	86.97 %	12	82.17 %	46	60	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.32 %	69.71 %	8	71.17 %	64	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.05 %	87.63 %	10	81.54 %	42	45	
% of 0-30% AMI Renters to All Renters***	52.75 %	52.87 %	11	45.68 %	0	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.60 %	97.66 %	14	96.19 %	29	28	
Overall Ranking:			In State:	4 / 20	Nationally:	79 80	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,534	\$26,833		\$27,510	273 Units	14.90 %	
Homebuyer Unit	\$18,813	\$17,454		\$15,239	35 Units	1.90 %	
Homeowner-Rehab Unit	\$24,144	\$22,935		\$20,932	54 Units	2.90 %	
TBRA Unit	\$1,955	\$5,531		\$3,121	1,473 Units	80.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kalamazoo MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,482	\$67,177	\$24,623
State:*	\$78,736	\$74,329	\$19,561
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	3.2 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.93

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	51.5	48.6	40.7	38.4
Black/African American:	44.3	45.7	53.7	58.1
Asian:	0.4	0.0	1.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.2
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.1	2.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.2
Other Multi Racial:	0.4	0.0	0.0	2.8
Asian/Pacific Islander:	0.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.9	2.9	3.7	0.0
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HOUSEHOLD SIZE:

1 Person:	43.1	28.6	27.8	20.1
2 Persons:	26.0	31.4	13.0	23.4
3 Persons:	16.4	14.3	27.8	22.5
4 Persons:	9.5	11.4	9.3	17.8
5 Persons:	3.1	8.6	11.1	8.4
6 Persons:	1.1	5.7	7.4	5.4
7 Persons:	0.8	0.0	3.7	0.2
8 or more Persons:	0.0	0.0	0.0	2.1

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.1	31.4	25.9	19.9
Elderly:	2.3	0.0	24.1	1.4
Related/Single Parent:	31.7	51.4	33.3	63.7
Related/Two Parent:	8.8	11.4	14.8	10.5
Other:	7.6	5.7	1.9	4.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	13.4	0.0 #
HOME TBRA:	2.7	
Other:	16.4	
No Assistance:	67.6	

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kalamazoo

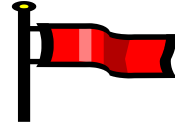
State: MI

Group Rank: 79
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 80
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	99.14	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	83.32	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	95.6	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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